



POTENTIAL DEVELOPMENT OPPORTUNITY



10307 Cook Street

Riverside, CA 92505

Purchase Price:	Subject to fair market value
APNs:	Portion of 147-281-022
Lot Size:	Approximately 4,839.3 Square Feet
Site improvements:	None. Vacant land to be sold in an as-is condition.
Cross Streets:	Tyler Street and Cook Street
Street Frontage:	Yes
Corner:	Yes
Utilities:	Yes
Zoning:	Residential (R-1-700)
General Plan:	Medium Density Residential
Environmental:	Buyer to conduct its own due diligence
Entitlements:	Buyer to obtain entitlements for proposed development prior to close of escrow.
Property Status:	City owned— available for development

For more information, please contact Lisa Andresen
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Note: The information contained herein was obtained from sources believed to be reliable, but we make no guarantees, warranties or representations as to the accuracy of the information.